



PLANNING COMMISSION SUMMARY OF ACTIONS

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GLW

April 30, 2003

Page 1

PRESENT: Commissioners Alcorn, Byers, de la Fe, DuBois, Hall, Harsel, Kelso, Koch, Moon, Murphy, Smyth, Wilson

ABSENT: None

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The meeting was called to order at 8:18 p.m. by Chairman Peter F. Murphy, Jr.

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COMMISSION MATTERS

Chairman Murphy recognized and thanked Ms. Helen Darby for her service to Fairfax County since 1987, especially the last eight years as Associate Clerk, then Deputy Clerk and Receptionist for the Planning Commission Office. He announced that Ms. Darby would be retiring on Friday, May 2, 2003 and introduced the members of her family in the audience this evening.

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RZ-2002-MV-040 - SPRING HILL SENIORS, LLC

FDP-2002-MV-040 - SPRING HILL SENIORS, LLC

(Decision Only - Public Hearing was held on April 24, 2003)

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE RZ-2002-MV-040 AND THE ASSOCIATED CONCEPTUAL DEVELOPMENT PLAN, SUBJECT TO THE DRAFT PROFFERS DATED APRIL 29, 2003.

Commissioners Hall and Wilson seconded the motion which carried by a vote of 10-0-2 with Commissioners Alcorn and DuBois abstaining.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION APPROVE FDP-2002-MV-040, SUBJECT TO THE BOARD'S APPROVAL OF THE REZONING AND CDP.

Commissioners Hall and Wilson seconded the motion which carried by a vote of 10-0-2 with Commissioners Alcorn and DuBois abstaining.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD APPROVE A WAIVER OF THE LIMITATION ON THE LENGTH OF PRIVATE STREETS, PURSUANT TO THE PROVISIONS OF PARAGRAPH 3, SECTION 11-103 OF THE ZONING ORDINANCE.

Commissioners Hall and Wilson seconded the motion which carried by a vote of 10-0-2 with Commissioners Alcorn and DuBois abstaining.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD APPROVE A VARIANCE IN THE PDH DISTRICT TO ALLOW A SIX-FOOT TALL FENCE IN A FRONT YARD ALONG SILVERBROOK ROAD, PURSUANT TO THE PROVISIONS OF SECTION 18-401.

Commissioners Hall and Wilson seconded the motion which carried by a vote of 10-0-2 with Commissioners Alcorn and DuBois abstaining.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD DIRECT THE DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES TO GRANT A MODIFICATION OF THE TREE COVER REQUIREMENTS, PURSUANT TO PARAGRAPH 1 OF SECTION 13-404.

Commissioners Hall and Wilson seconded the motion which carried by a vote of 10-0-2 with Commissioners Alcorn and DuBois abstaining.

Commissioner Byers MOVED THAT THE SITE PLANS AND/OR SUBDIVISION PLATS BE RETURNED TO THE PLANNING COMMISSION FOR ADMINISTRATIVE REVIEW AND COMMENT.

Commissioners Hall and Wilson seconded the motion which carried by a vote of 10-0-2 with Commissioners Alcorn and DuBois abstaining.

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FS-V03-8 - FAIRFAX COUNTY PUBLIC SCHOOLS -Silverbrook Road near Laurel Crest Drive

Commissioner Byers MOVED THAT THE PLANNING COMMISSION CONCUR WITH STAFF IN THE DETERMINATION THAT THE PROPOSED HIGH SCHOOL FACILITY PROPOSED BY THE FAIRFAX COUNTY PUBLIC SCHOOLS FOR A PORTION OF THE LAUREL HILL PROPERTY, LOCATED SOUTH OF SILVERBROOK ROAD NEAR LAUREL CREST, BE FOUND IN ACCORD WITH THE RECOMMENDATIONS OF THE ADOPTED COMPREHENSIVE PLAN AND CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232 OF THE *CODE OF VIRGINIA*.

Commissioners Kelso and Wilson seconded the motion which carried unanimously.

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FS-V03-7 - FAIRFAX COUNTY PARK AUTHORITY - 8515 Silverbrook Road

Commissioner Byers MOVED THAT THE PLANNING COMMISSION CONCUR WITH STAFF'S RECOMMENDATION AND APPROVE FS-V03-7.

Commissioners Kelso, de la Fe and Wilson seconded the motion which carried unanimously.

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FSA-L98-7-2 - AT&T - 3701 Franconia Road

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE "FEATURE SHOWN" AMENDMENT DETERMINATION IN FSA-L98-7-2.

Commissioners Byers and Wilson seconded the motion which carried unanimously.

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FS-L03-1 - FAIRFAX COUNTY DEPARTMENT OF INFORMATION TECHNOLOGY
AND METROCALL - 8350 Richmond Highway

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE "FEATURE SHOWN" DETERMINATION IN FS-L03-1.

Commissioner Byers seconded the motion which carried unanimously.

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FS-S02-27 - VERIZON - 5755 Revercomb Court

Commissioner Murphy MOVED THAT WE CONCUR WITH THE "FEATURE SHOWN" DETERMINATION IN FS-S02-27.

Commissioner Byers seconded the motion which carried unanimously.

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FS-S03-3 - SPRINT PCS - 4035 Ridgetop Road

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE "FEATURE SHOWN" DETERMINATION IN FS-S03-3.

Commissioner Byers seconded the motion which carried by a vote of 11-0-1 with Commissioner Kelso abstaining.

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Commissioner Alcorn announced that the Environment Committee would hold a meeting on May 7, 2003 at 7:30 p.m. in the Board Conference Room to discuss air quality issues. He noted that members of the Transportation Advisory Commission and the Environmental Quality Advisory Council would attend.

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RZ-2002-SP-032 - LANDMASTER CORPORATION

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE RZ-2002-SP-032, SUBJECT TO THE PROFFERS DATED APRIL 29, 2003.

Commissioner Koch seconded the motion which carried unanimously with Commissioner Wilson not present for the vote.

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE A MODIFICATION OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS IN ACCORDANCE WITH THE GENERALIZED DEVELOPMENT PLAN.

Commissioners Koch and Hall seconded the motion which carried unanimously with Commissioner Wilson not present for the vote.

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ZONING ORDINANCE AMENDMENT (New Vehicle Storage)

Commissioner Alcorn MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE PROPOSED ZONING ORDINANCE AMENDMENT REGARDING NEW VEHICLE STORAGE AS ADVERTISED AND SET FORTH IN THE STAFF REPORT DATED MARCH 24, 2003, WITH AN EFFECTIVE DATE OF 12:01 A.M. ON THE DAY FOLLOWING ADOPTION BY THE BOARD OF SUPERVISORS.

Commissioners Hall and de la Fe seconded the motion which carried unanimously with Commissioners Byers, Murphy and Wilson not present for the vote.

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RZ-2002-SU-039 - OMR, LLC FDP-2002-SU-039 - OMR, LLC

Commissioner Koch MOVED THAT WE DEFER, FOR DECISION ONLY, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT, APPLICATIONS RZ/FDP-2002-SU-039 TO MAY 7, 2003.

Commissioner Hall seconded the motion which carried by a vote of 8-0-1 with Commissioner Murphy abstaining; Commissioners Alcorn, Byers and Wilson not present for the vote.

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CHESAPEAKE BAY AMENDMENTS

CHAPTER 101 (SUBDIVISION ORDINANCE)
CHAPTER 104 (EROSION AND SEDIMENTATION CONTROL ORDINANCE)
CHAPTER 112 (ZONING ORDINANCE)
CHAPTER 118 (CHESAPEAKE BAY PRESERVATION ORDINANCE)
PUBLIC FACILITIES MANUAL

Commissioner Alcorn MOVED THAT THE PLANNING COMMISSION DEFER DECISION ON THE PROPOSED AMENDMENTS TO THE CHESAPEAKE BAY ORDINANCE AND OTHER ORDINANCES, CHAPTERS 101, 104, 112, 118 AND THE PUBLIC FACILITIES MANUAL, TO A DATE CERTAIN OF MAY 7, 2003.

Commissioner Kelso seconded the motion which carried unanimously with Commissioners Byers, Hall, and Harsel not present for the meeting.

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The meeting was adjourned at 12:00 a.m.
Peter F. Murphy, Jr., Chairman